

**AD HOC COMMITTEE ON WORKFORCE HOUSING**  
**Of the**  
**Suffolk County Legislature**

**Minutes**

A regular meeting of the Ad Hoc Committee on Workforce Housing of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York, on **June 1, 2005**.

**Members Present:**

Legislator Jay Schneiderman • Chairman  
Legislator Vivian Vilorio • Fisher • Vice • Chair  
Legislator Michael Caracciolo  
Legislator Elie Mystal

**Also In Attendance:**

Mea Knapp • Counsel to the Legislature  
Ian Barry • Assistant Counsel to the Legislature  
Dan Hickey • Aide to Presiding Officer Caracappa  
Eric Brown • Aide to Legislator Schneiderman  
Frank Tassone • Aide to Majority Caucus  
Paul Perillie • Aide to Minority Caucus  
Alexandra Sullivan • Chief Deputy Clerk/SC Legislature  
Jim Spero • Director/Budget Review Office  
Kevin Duffy • Budget Review Office  
Jim Dahroug • County Executive Assistant  
Marian Zucker • Director of Affordable Housing Division • Department of Economic Development & Workforce Housing  
Lou Brida •  
All Other Interested Parties

**Minutes Taken By:**

Alison Mahoney • Court Stenographer.

Minutes Transcribed By:

Kimberly Castiglione • Legislative Secretary

**(\*The meeting was called to order at 2:03 P.M.\*)**

**CHAIRMAN SCHNEIDERMAN:**

I would like to call this meeting of the Ad Hoc Committee on Workforce Housing to order. This is the first day of June, 2005. If you all will rise and join us for the Pledge of Allegiance led by Legislator Vilorio•Fisher.

***Salutation***

Okay. Why don't we •• we have one speaker card filled out and we'll follow that up when we have Marion Zucker here who can talk about •• update us on some of the housing issues in the County, so we'll go first to Louis Brida who wishes to be heard on a workforce housing related issue.

**MR. BRIDA:**

Hi. This is three in a row now. Quickly, I want to say something about affordable housing also called workforce housing. It's part of the plan of the visionary process that it was going to be built above stores on Portion Road in Lake Ronkonkoma, County Road 16. And we were generally in favor of it, but we're in favor of it only if the entire package goes through. We need to have parks, we need to have flowers and trees added and walkways and right now there is no crosswalks on Portion Road, which is ridiculous. A girl got killed in Farmingville not too long ago trying to cross the street. So that's why the Ronkonkoma Civic Association is so involved, which I'm a member of but I'm not here representing them, and also all the other groups, the Historical Society, American Legion, we're all looking at what's happening on Portion Road.

And, again, I personally would like to see a high school in Holbrook, so if you fill up all the empty classrooms in Sachem maybe we'll get the high school in Holbrook sooner. That's where it was supposed to be, that's the original plan of the district, and the district ran awry by

building Sachem North where it is, and that was supposed to be a Holbrook high school. And affordable housing has an affect on that. So, we're behind you and we'd like to see it go through and there's a lot of good ideas. Thank you.

**CHAIRMAN SCHNEIDERMAN:**

Thank you. Actually, we have a question for you, Mr. Brida, before you sit down.

**LEG. VILORIA•FISHER:**

We have a question.

**CHAIRMAN SCHNEIDERMAN:**

Legislator Viloría•Fisher has a brief question for you.

**LEG. VILORIA•FISHER:**

Maybe Legislator Caracciolo could help me with this because I thought I remembered a sketch or some plans regarding the visioning process in Ronkonkoma coming to another committee, the Environment Committee. And I know that there's a great deal of cooperation between the County Executive's Office, the Legislature, in support of the visioning process. I'm trying to remember, Michael, wasn't there a piece of property that we were looking at that was part of that visioning process?

**LEG. CARACCILO:**

(Inaudible)

**LEG. VILORIA•FISHER:**

Okay, but I know that we're actively looking at it. Thank you for your support and the good work. It looked like there were very good plans involved and it looked to me as if there were some pedestrian crossings and green spaces. But I will go through my notes and see if I can find that.

**MR. BRIDA:**

Thank you.

**LEG. VILORIA•FISHER:**

But you do have our support in that, it's a good visioning process.

**MR. BRIDA:**

Thank you very much.

**CHAIRMAN SCHNEIDERMAN:**

Okay, thank you, Mr. Brida. Why don't I bring Marion Zucker up. Marion, I always forget your title, is it Director of Division of Affordable Housing?

**DIRECTOR ZUCKER:**

No, I'm just the Director of Affordable Housing.

**CHAIRMAN SCHNEIDERMAN:**

Director of?

**DIRECTOR ZUCKER:**

Affordable Housing.

**CHAIRMAN SCHNEIDERMAN:**

Affordable Housing or Workforce Housing or ••

**DIRECTOR ZUCKER:**

Affordable. We never changed it. When we changed the legislation we just left me as Affordable.

**CHAIRMAN SCHNEIDERMAN:**

You know, I like it. I like it as affordable. You know, sometimes when we use •• when we just use that •• when we just use Workforce Housing we forget about our seniors and a lot of other people who might not be part of our workforces who still need housing, too.

**DIRECTOR ZUCKER:**

So I have an inclusive title, yes. I'm actually here to answer any questions or give you my opinions on the resolutions that are before you today.

**CHAIRMAN SCHNEIDERMAN:**

Okay. Would you like to do that?

**LEG. CARACCILO:**

Marion, is your microphone on?

**DIRECTOR ZUCKER:**

I think so. Is it not close enough? Now can you hear me? Okay. I got that soft voice thing going on.

**CHAIRMAN SCHNEIDERMAN:**

Do you want to start with 1289?

**DIRECTOR ZUCKER:**

Okay. Do you want me to just get into it?

**CHAIRMAN SCHNEIDERMAN:**

Yes. Why don't you give us your opinion on the bill.

**DIRECTOR ZUCKER:**

All right. I want to commend Legislator Bishop for putting forth a resolution that supports the creation of workforce housing. However, I think this resolution creates a duplicative program within the County and I'm not in favor of it moving forward. I'll tell you why. I mean, we already have a Workforce Housing Program that provides for funding that could include sewer system funding. There's a process, we have an application process that would come into the Department of Economic Development and Workforce Housing. There are procedures in place for that program to run and this creates ••

**LEG. VILORIA • FISHER:**

Another layer.

**DIRECTOR ZUCKER:**

Not only another layer, like a different way of doing things. It is unlike you have the open space programs. We have many different open space programs, but there's one way that those applications move through the Department of Real Estate and through the Legislature. Here

you're creating two different processes. So someone says I have a development, I need a sewer system, I can go here or I can go here, and I think it creates unnecessary confusion and kind of two competing programs in a way. There's provisions in the legislation for deed covenants and penalties that are different than what's already in place in the workforce housing program.

I think the benefit of what Legislator Bishop has put forth is the ability to tap into the multifaceted program for sewer system improvements. So I think if that's what we want to do, which would be great to have more funding sources to support the development of workforce housing, that we should make that change, which I believe is a budgetary change as opposed to a legislative change, so that it's not necessary to set up a whole program with the whole new procedure and a whole new mechanism to access that additional funding source.

**CHAIRMAN SCHNEIDERMAN:**

Legislator Mystal.

**LEG. MYSTAL:**

Question for you. Do you have •• I don't want you to speak for Jim Morgo, but would you ••

**DIRECTOR ZUCKER:**

Jim is aware of my opinion

**LEG. MYSTAL:**

And he agrees with it? More or less? Somewhat?

**DIRECTOR ZUCKER:**

(Shook head yes). Yes, I'm here with his support.

**LEG. VILORIA • FISHER:**

Nodding doesn't come up on the transcript.

**LEG. MYSTAL:**

I'm trying to get you to say something.

**CHAIRMAN SCHNEIDERMAN:**

Counsel had something to add to this.

**DIRECTOR ZUCKER:**

I think it's well intentioned.

**MS. KNAPP:**

I would like to just add to it. To the extent that we have a program that exists within the Southwest Sewer District, I believe that the Legislator •• and I know Legislator Bishop's intent because he spoke with me at great length, was to actually subsidize the cost of other than sewer systems. The words waste water discharge system is used for a reason. I believe that he's •• he wants to be able to subsidize either chromoglass systems in multi•family or even perhaps the cesspools or septic systems that would be required in a single family development.

His intent, I think, is to promote workforce housing and to ensure appropriate discharge systems for the workforce housing and that this would be a way that the County could offer help.

**DIRECTOR ZUCKER:**

We actually can make those improvements already, Mea, through our Workforce Housing Program. It just provide that we can subsidize the cost of infrastructure for workforce housing developments.

**MS. KNAPP:**

And infrastructure is still being defined as even an individual septic.

**DIRECTOR ZUCKER:**

Yes.

**CHAIRMAN SCHNEIDERMAN:**

I actually had this conversation with the sponsor, too, when I first saw the bill and said we can

already do that. I thought maybe he was going to modify the bill somehow to make it different. Can I ask you on that program •• and I think that was an important change that was made to allow for those infrastructure grants. Has any of that money been applied at this point?

**DIRECTOR ZUCKER:**

We have what I would call letters of interest and conversation so far. Certainly the Village of Patchogue initiative is intending to tap into the infrastructure improvement money. I'm trying to think of the other developments that we're in conversation on. You know about the initiative in Westhampton Beach. That's certainly another place where we would probably tap into those funds.

**CHAIRMAN SCHNEIDERMAN:**

So no •• actually no money has actually been spent yet.

**DIRECTOR ZUCKER:**

That's right.

**CHAIRMAN SCHNEIDERMAN:**

And how much is in that fund?

**DIRECTOR ZUCKER:**

It was a \$15 million initiative. Five million was appropriated for this year and I think five million for each of the next two years.

**CHAIRMAN SCHNEIDERMAN:**

Is this getting frustrating in that we have all this money to give out and we haven't been able to give it out yet?

**DIRECTOR ZUCKER:**

I plead the fifth.

**CHAIRMAN SCHNEIDERMAN:**

And some of this falls, I guess, we depend upon the towns to initiate.

**DIRECTOR ZUCKER:**

It's all about the towns. I mean, this is a little bit off the resolution, but you can see in the Village of Patchogue or in Westhampton Beach or even having conversations in some other areas. Unless the Mayor or the Supervisor is willing to come forward and really champion an initiative it's not going to happen for all of our good works and creative pieces of legislation and different incentives we try to put in place. Unless we have the leaders of the community standing up and willing to support something, nothing gets done.

**CHAIRMAN SCHNEIDERMAN:**

What about that thousand units in the Yaphank area that was proposed. Any progress there?

**DIRECTOR ZUCKER:**

I believe that the Yaphank Planning Committee was put in place in the last legislative session and I think they're going to start working on that plan starting, I think, in July.

**CHAIRMAN SCHNEIDERMAN:**

Legislator Caracciolo.

**LEG. CARACCIOLO:**

Mr. Chairman, you anticipated my question. Actually I have a couple, but on the Yaphank proposal, what are the goals and timetables as far as the affordable workforce housing component?

**DIRECTOR ZUCKER:**

I'm sorry, I just •• I know that the committee hasn't yet met. I don't know that there are •• I don't know whether those goals have been put in place with internally let alone having the committee sign•off on them. I just don't know the answer to that.

**LEG. CARACCIOLO:**

What came to mind when you mentioned the failure of affordable housing moving forward in the County was the initiatives that you were involved in quite a while ago with the Town of Southold, the Factory Avenue project and how it seemed that we were almost there and then it didn't happen. The good news is there is another project.

**DIRECTOR ZUCKER:**

Yes.

**LEG. CARACCILOLO:**

That proposed for Greenport.

**DIRECTOR ZUCKER:**

And there actually is also some things simmering for the Factory Avenue development.

**LEG. CARACCILOLO:**

That's encouraging to hear.

**DIRECTOR ZUCKER:**

That's really positive.

**LEG. CARACCILOLO:**

In total, how many units would be would the town be looking at?

**DIRECTOR ZUCKER:**

I think it's 33 on the Factory Avenue site and 27 in the Greenport site.

**LEG. CARACCILOLO:**

And we have had some success in Riverhead, I mean limited, but some.

**DIRECTOR ZUCKER:**

Yeah. I would like to see them move forward in a number of different areas. I think that there's sites within the town that are appropriate for development.

**LEG. CARACCILOLO:**

But that leaves us, you know, with really the west end of the County where the population is, where the real need •• I mean, there are needs on the east end ••

**DIRECTOR ZUCKER:**

Yes.

**LEG. CARACCILOLO:**

•• particularly in East Hampton and Southampton. So, I guess, you know, what goes through all our minds collectively is how are we going to really tackle and accomplish these goals if we really don't have, as Newsday said in a recent editorial, where there was some brainstorming between both preservationists and those advocates like yourself and Mr. Morgo and others for more affordable housing initiatives without the cooperation of the villages and towns. I mean, is there anything we can do legislatively that can provide further incentive, encouragement. You know, the County Executive has his proposal for Yaphank. That's something we can do because that's County owned land. But we have, you know, finite resources of County land that we could develop for those purposes. Outside •• and even there we're still going to be dependent upon town approvals, you know, because ••

**DIRECTOR ZUCKER:**

Yes, the Town of Brookhaven will have something to say about that.

**LEG. CARACCILOLO:**

Exactly. Is there anything else? Are there any other incentives? You know, we talk about incentives for builders in terms of the waste systems and STP's and what have you.

**DIRECTOR ZUCKER:**

And fast tracking, which actually can considerably cut down on the cost of the development by providing things, you know, to move forward faster.

**LEG. CARACCILOLO:**

That's our end. That's, again, our part.

**DIRECTOR ZUCKER:**

Right, but we're also actually reaching out to the towns to try to get them to join in on that initiative so that it will be a combined County/town initiative to fast track workforce housing developments.

**LEG. CARACCILOLO:**

Back in 1998, 1999 we offered the towns \$20 million to purchase •• that we would purchase land on their behalf. What happened to that initiative?

**DIRECTOR ZUCKER:**

You know, I talk about the fact that I never have any problem spending money. It's never an issue for me.

**LEG. CARACCILO:**

How much of that money do we still have available?

**DIRECTOR ZUCKER:**

And I spent a million•eight out of that money.

**LEG. CARACCILO:**

So, out of 20.

**DIRECTOR ZUCKER:**

The way I've come to think of it, actually, is that what we're trying to do is influence something over which we have no control and the issue is for all of •• you know, what can we •• I don't know whether there's a way to rest control without going to the state and doing something which is sort of beyond what I'm here to discuss today. I'm certainly willing to talk to you off the record about that but it's •• you know, there is a bill in both the house and Senate in New York that's being considered right now. I don't know what the latest is on whether people think it will pass or not, the Balboni/DiNapoli legislation which would require a ten percent set aside.

**LEG. VILORIA•FISHER:**

Not passing in the Senate. I just spoke with them.

**DIRECTOR ZUCKER:**

That is something the Senators on Long Island are refusing to let that bill move forward and that is something where perhaps the County Legislature can reach out to the Senators in our •• in Suffolk County and see what we can do to afford a partnership with them to make something

happen.

**LEG. CARACCILOLO:**

Couldn't we target that type of legislation for just Suffolk County as opposed to making a statewide application?

**DIRECTOR ZUCKER:**

It's actually •• the legislation is drafted for Nassau and Suffolk County.

**LEG. CARACCILOLO:**

I was aware of that, that's why I'm saying if we targeted it for Suffolk to see if our own lawmakers in Albany would ••

**DIRECTOR ZUCKER:**

Yeah, but even the Suffolk Senators are not in favor of it.

**LEG. CARACCILOLO:**

What's their reluctance?

**DIRECTOR ZUCKER:**

I'll tell you the form letter I got from my Senator. It's just Home Rule.

**LEG. CARACCILOLO:**

Are the towns, you know ••

**DIRECTOR ZUCKER:**

I think that the towns are somewhat supportive of it, and in some ways it gives the town some cover if you think about it. You know, it may be hard for a town board member to say I want inclusionary zoning in the town, but if it comes down from up high, and Jay can speak to this as a former Town Supervisor, you know, if it's something you are forced to do, you know, it almost provides you political cover to be able to do that.

**CHAIRMAN SCHNEIDERMAN:**

Right, it is not a political decision anymore.

**DIRECTOR ZUCKER:**

Right. It's a mandate.

**LEG. CARACCILO:**

But is there a willingness •• do we have any indication from the towns, the ten town boards in Suffolk that they would ••

**DIRECTOR ZUCKER:**

I think there were a number of towns last year when the legislation was introduced that provided letters of support for the legislation.

**CHAIRMAN SCHNEIDERMAN:**

Can I ask you those towns that did that? Do they have it on their own books? Because they can do it without a state support.

**DIRECTOR ZUCKER:**

They certainly could.

**CHAIRMAN SCHNEIDERMAN:**

I know Southold did 25%. Is that the only town that's put in a provision?

**DIRECTOR ZUCKER:**

Yes. Huntington has ••

**LEG. VILORIA • FISHER:**

Wasn't Brookhaven supposed to be putting in ••

**DIRECTOR ZUCKER:**

Yeah. I haven't had a chance, actually, to look at Brookhaven's proposed resolution. Huntington has something for an increase in density. You have to set a certain amount aside for affordable. Southampton was moving forward with several initiatives. I think they have pulled back from those given all of the hamlet CAC'S that have come forward in opposition to it. Islip certainly has done a fairly good job in their zoning to encourage with density bonuses. They require a certain set aside for affordable housing. It's ••

**LEG. CARACCILOLO:**

Where is the largest affordable housing project in the County?

**LEG. MYSTAL:**

Yaphank.

**LEG. CARACCILOLO:**

No, that exists. I think it's in Islip.

**DIRECTOR ZUCKER:**

Something that is built.

**MS. KNAPP:**

College woods.

**DIRECTOR ZUCKER:**

Yeah, it is College Woods. Right. Mea's ••

**LEG. CARACCILOLO:**

Yeah, in Central Islip.

**DIRECTOR ZUCKER:**

Which I would consider to be quite a success. I mean, it is an attractive community. It stood the test of time.

**LEG. VILORIA • FISHER:**

It's uplifting.

**LEG. CARACCILOLO:**

That was built by Ron Parr, I think, Mea?

**MS. KNAPP:**

No. Long Island Housing Partnership was not involved in College Woods, not involved in College Woods.

**LEG. CARACCILOLO:**

That was strictly a ••

**MS. KNAPP:**

It was actually the Central Islip Civic Council who acted as the not•for•profit builder.

**LEG. CARACCILOLO:**

And that happened a number of years ago, right?

**MS. KNAPP:**

It happened in •• well, it started •• it started back in probably 1982, maybe started but they broke ground in 1980 •• 1990. Broke ground in 1990 and construction was finished about three years later.

**DIRECTOR ZUCKER:**

I think it's indicative of •• and that was before I was really working on Long Island, but my understanding was that it was a depressed community and so what came improved the neighborhood. That is a problem in a lot of places that •• if you think especially of the east end, you know, the communities are strong so what you are trying to do is to, you know, site developments that aren't competing at all with the surrounding neighborhoods and won't negatively impact anything. You don't really have places that are •• I don't have a professional term. You don't have things that are crap that you want to bring up.

**LEG. VILORIA•FISHER:**

Good professional term.

**CHAIRMAN SCNEIDERMAN:**

No crap on the east end, is that what you said?

**DIRECTOR ZUCKER:**

Yeah, I know, I know. I couldn't think of the word for it. But, you know, it makes •• just, it makes it that much harder.

**LEG. CARACCILOLO:**

But getting back to Brookhaven ••

**CHAIRMAN SCHNEIDERMAN:**

Everybody wants to get in, Mike. I'm sorry. I have a whole list here.

**LEG. CARACCILOLO:**

One quick question with respect to Brookhaven. The whole issue of accessory apartments. Has that been codified in Brookhaven?

**DIRECTOR ZUCKER:**

I don't believe so, but ••

**LEG. CARACCILOLO:**

I mean, you have all these illegal accessory apartments that everybody looks every way but the right way in dealing with and •• what are the pros and cons, and again, do we have any role or is that strictly within the domain or town to regulate the use of those residential units?

**DIRECTOR ZUCKER:**

Again, it's really a local zoning issue. I mean, the thing about accessory apartments that are a positive, at least from a community standpoint, is it doesn't create additional buildings. You're basically leveraging your existing housing stock to create more housing units.

I think that a few of the towns •• I think several of the towns have official registries for accessory apartments, but I think few of them are being used. And I think some of the issues there are that the people who have the accessory apartments in their homes are reluctant to come forward and say that they have them. They're typically probably taking the money for the apartments and maybe not declaring it on their income taxes and so there may be some reluctance ••

**LEG. MYSTAL:**

So their taxes don't go up either.

**DIRECTOR ZUCKER:**

•• to be public about that, you know, for fear that there would be some public record of the fact that they were taking in that income. So in a way it's sort of this shadow economy, shadow housing source on Long Island.

**LEG. CARACCILOLO:**

Wouldn't it make sense, final point, wouldn't it make sense for someone to come along with an amnesty program and say register these accessory apartments because as you just mentioned, Legislator Mystal, is the taxpayers in those townships are losing the benefit of lost revenue that should be collected on those homes because they are income producing properties and •• that's clearly why the property owners don't want to do it, but doesn't •• I would think the towns have a fiduciary responsibility to go out and enforce their town laws and codes and make sure that everybody gets a fair square. I mean, is that too idealistic?

**LEG. MYSTAL:**

Uh•huh.

**LEG. CARACCILOLO:**

And we have no jurisdiction, Counsel, right? In other words, we can't do anything about that.

**MS. KNAPP:**

Local zoning.

**LEG. CARACCILOLO:**

Okay. Thank you.

**CHAIRMAN SCHNEIDERMAN:**

Let's go to Elie.

**LEG. MYSTAL:**

Just an observation is that, first of all, in the Town of Babylon we have a board called the Accessory Apartment Board in the Town of Babylon trying to get those apartments in line, get them to come in and those who want to become legal we try to get •• make them legal. But a

lot of the people don't want to do it because their taxes will go up. They have to pay double fees on garbage, they have to pay higher taxes on their property because now they are income producing, and they don't want to •• they just want to show up.

My question to you is •• may be of a subject question, but I would like to know. I have the report somewhere in my office, I have to dig it out, we •• there's a report out there that somehow enumerates how many housing unit that we need to have a significant impact under the problem of affordable home in Suffolk County. I think it was something like •• we would need something like 40 to 50,000 units.

**DIRECTOR ZUCKER:**

Yeah. I think that was the estimate put forth and Pearl Kamer did an analysis of the 2000 census.

**CHAIRMAN SCHNEIDERMAN:**

That was 90,000.

**LEG. MYSTAL:**

Ninety•thousand. Now ••

**CHAIRMAN SCHNEIDERMAN:**

That was 90,000 based on the Kamer Report.

**DIRECTOR ZUCKER:**

Where is your study?

**CHAIRMAN SCHNEIDERMAN:**

Where is the workforce housing study with ••

**DIRECTOR ZUCKER:**

The Rutger's study.

**CHAIRMAN SCHNEIDERMAN:**

Actually, I was going to ask Mea if that contract has now been executed or not. As you know,

the Legislature hired Rutger's University to conduct a regional housing needs assessment to look at the mismatches between wages and housing costs. We expect that to be finished in December of this year, but there was •• there were some tie•ups because of •• we authorized, I think the Center for Policy Research, we actually have to pay Rutger's. There were some technical problems. They're part of Rutger's. Mea, has that all been resolved?

**MS. KNAPP:**

It hasn't finally been resolved. I believe that the ball is now in their court to come back with an agreement to what we finally worked out with Budget Review and to stay within the terms of the resolution.

**LEG. VILORIA•FISHER:**

Elie lost his time here.

**CHAIRMAN SCHNEIDERMAN:**

No, I'm going to give him his time. I just want to make the distinction between that Kamer Report that said that we needed 90,000 looked at overburdened, cost burdened housing. So if somebody was paying more than 30% of their income for the housing they fell into a category.

Now, you can buy actually a half a million dollar home, you don't necessarily need affordable housing, but you have chosen a home that maybe puts you in a cost burden. You may have a \$150,000 income, you've picked a house that's too expensive.

The difference with this study that is being conducted by Rutger's is it looks at what wages are and what the people who are working in a particular area can afford to purchase and it looks at the real estate market and what's available to see how many people in each area are priced out of that housing market and forced to live in a different area and then you can see the commuting patterns.

And again, we expect in December we'll have a better analysis. It will also look at some of the issues like overcrowding of apartments, try to get a handle on how people have adjusted to the affordable housing crisis in Suffolk County.

**LEG. MYSTAL:**

The question I was trying to get to, you know, if I get •• you know, if I even take a lower number, it's 90,000, I'll cut it down to 45, you know, take half of it, 45,000. Now, in your estimation how many project we have going and how many unit, if all those project were to come to fruition, if all of them were to come to fruition, how many units are we talking about? Are we talking about a thousand unit, two thousand unit, 3,000 unit?

**DIRECTOR ZUCKER:**

If we take the County Exec's estimate of 1,000 units in Yaphank and add to that the initiatives that I see in the local communities, I would say at most in the next two to three years would be at about 1,500.

**LEG. MYSTAL:**

So we're talking about 1,500.

**LEG. VILORIA • FISHER:**

A drop in the bucket.

**DIRECTOR ZUCKER:**

I know and every one of those drops in the bucket takes all of our blood, sweat and tears to achieve. You know, Legislator Caracciolo, I want to get back to something that you raised because ••

**LEG. MYSTAL:**

Wait, wait. You are not finished with me.

**DIRECTOR ZUCKER:**

I'm sorry. I just want to say this before it goes out of my mind and I will come back to you. You are all leaders, political leaders, in your community and you all have a role to play to help make this issue happen, you know, by working with your town supervisors and your village mayors and seeing what level of political support and through our programs what level of financial support and through the fast tracking initiative what other level of support that we can all bring to the local level to make this happen.

**LEG. MYSTAL:**

I totally agree with you, and the reason why I am bringing it up is that I have a typical example in my town. I have a parcel of land that is 34 acres. It is farmland right now. The owner would like to develop it, it's 35 acres •• 34 acres. He would like to develop it and put affordable homes there, town homes. It's called the Wade Farm if you want to know. Now, the town would not give him a permit, and I can tell you exactly why. It's political because the people who surround that area, it's a very big block of Democratic votes, it's Wheatley Heights. It's a very big Democratic vote, he doesn't want to lose that Democratic vote, so therefore, he won't give the guy the permit, and that's the bottom line of it.

Now, they're clamoring for me to come to the Legislature and offer the man money to buy it, which I won't do. You guys are buying everything and I refuse to buy another piece of grass. So that's the conundrum. He wants to •• the place is in residential area, it is a farm, it is called the Wade Farm, it is 34 acres, he wants to develop it, he wants to build town homes that are affordable, and the surrounding area, just because people think this is a white folks kind of thing, it's not. The people who live in Wheatley Heights are in the minorities and they refuse •• they want to kill the town. If the town were to give them that piece of land to develop, they'll kill the town.

**CHAIRMAN SCHNEIDERMAN:**

It's a systemic problem.

**LEG. MYSTAL:**

It's a system problem. It is a problem like, you know, we have throughout the County. What I'm looking at, and frankly I don't see anywhere in Suffolk County, whether it's Babylon or in Brookhaven, in Southampton, where you are going to have large scale development of affordable home.

**DIRECTOR ZUCKER:**

I agree.

**LEG. MYSTAL:**

And I have three people who are all preservationists, I would say, right, and good ones. All three of you guys are good preservationists, and very good ones, and wants to buy every piece

of land that has a piece of grass on it. You know, I really think that what we're doing is just political, I won't say the word, but we're playing with ourselves, you know, in putting something out there saying like we're going to build affordable home, we're going to do this and we are going to do that, and everybody knows, A the level, and then B, as in B the level of political scariness that is attached to all of us, but we want to be reelected, we don't want to offend any kind of group. So we're making speeches saying that we are going to •• you said 1,500 if everything comes in line, 1,500 units if everything comes in line and we need 45,000 at the minimum, because it is 90. So it's just talk.

**DIRECTOR ZUCKER:**

Why don't you set up a meeting with the Supervisor?

**CHAIRMAN SCHNEIDERMAN:**

You are not wrong, Elie.

**LEG. VILORIA • FISHER:**

Okay. Marion, I have a •• I really have a quick question which is, the Heartland Project, how many units is that and how many has he committed to affordable?

**DIRECTOR ZUCKER:**

Sorry, I'm not involved in those discussions.

**LEG. VILORIA • FISHER:**

Okay. Mea knows the answer to that.

**DIRECTOR ZUCKER:**

Okay, thank you.

**MS. KNAPP:**

Interestingly enough, this was a subject that came up within the last ten days because they're going to look at using a resolution that the Legislature passed two years ago.

**LEG. VILORIA • FISHER:**

Right. That was the Dave Bishop resolution for infrastructure ••

**MS. KNAPP:**

In the Southwest Sewer District.

**LEG. VILORIA • FISHER:**

•• with Southwest Sewer District.

**MS. KNAPP:**

My understanding is it's not finalized, the numbers. Obviously the town is going to be the final word, but they have some conceptual approval for plus or minus 9,000 units and about 2,200 are going to be considered affordable.

**LEG. VILORIA • FISHER:**

So that pushes that number up considerably.

**DIRECTOR ZUCKER:**

Right, to 37. It would push it up to 37, 3,700.

**LEG. VILORIA • FISHER:**

Just quickly. I just wanted to let you know that I did speak with Assemblyman DiNapoli and Senator Balboni's office. I spoke with his Chief of Staff, he was in Albany. And the inclusionary zoning bill is tied up as everyone knows in the Senate. We are trying to put the pressure on our delegation, on our Senators, because if we can get our Senators on board, then it can pass in the Senate. But that's another place where you are saying put some muscle behind your supervisors. I think we need to do that with our Senators. I think we need to speak with Senator LaValle because he has been talking about the Home Rule and, you know •• so, we have to get them on board.

**CHAIRMAN SCHNEIDERMAN:**

All right, my turn. I want to go back to Elie for a second and some of these numbers because that Kamer study, Elie, when •• I'm going to wait for •• Elie, I need you on this one. When we •• that Kamer study that was done by Long Island Housing Partnership was done based on the 2000 census, so the data is basically five years old now and the housing market has only gotten

worse. There's been appreciation in some areas, you know, 10%, 15%, 25%, on the east end people have said 36% in some recent years. And we can talk all about these projects, and I want to see them all go through, I think it's great, but we don't have them. Let's look at some real numbers in terms of let's say take the year 2004, how many affordable housing units were built by all the towns within Suffolk County. Do you have a number?

**DIRECTOR ZUCKER:**

I would say barely 50.

**CHAIRMAN SCHNEIDERMAN:**

Fifty. Okay.

**DIRECTOR ZUCKER:**

I know there were •• actually, let me step back because Millenium Hills came on•line in 2004. That was 84 units. There were ten units in Stony Brook. Both of those were County supported developments.

**CHAIRMAN SCHNEIDERMAN:**

So if we sold about a hundred at best?

**DIRECTOR ZUCKER:**

So that was a hundred just from the Workforce Housing Program. Then •• I don't have the numbers for the 72•h transfers that came on•line last year, but I would guess that it was about ••

**LEG. MYSTAL:**

30.

**DIRECTOR ZUCKER:**

Thirty to 50 maybe. So that's 150, but that's just with County involvement.

**CHAIRMAN SCHNEIDERMAN:**

Let's say 150, which I'm not criticizing. Now let's look at how many units became unaffordable in 2004.

**DIRECTOR ZUCKER:**

You can't keep up with that.

**CHAIRMAN SCHNEIDERMAN:**

Right. And we're talking about thousands and thousands and thousands of units that became out of reach for somebody making median income, making twice median income, making three times median income. You know, you reach a point where you say like something has got to break here, something has got to happen. No matter how much we put into this ••

**LEG. MYSTAL:**

(Inaudible).

**CHAIRMAN SCHNEIDERMAN:**

Right. We're losing this battle. I think we're all •• I think we are all well intentioned, but I think we have to recognize that we are losing this battle to keep young people here.

In terms of what the County can do, let me throw out a couple of ideas and maybe you can comment on one. I have been reading that in some areas counties or regions have regional housing plans, comprehensive housing plans, and that the municipalities within those plans, within those regions, their own comprehensive plans have to be consistent with the regional housing plan. And we talk about we have no power over local zoning, yet local zoning does come out of those comprehensive plans. Is that something Suffolk County can look at doing a regional housing plan and then taking a look at some of the comprehensive plans and seeing if they're consistent? I'm sorry, Elie. I just want to hear a response.

**DIRECTOR ZUCKER:**

I hate to say I don't know. I mean, what I do know is that the comprehensive plans for each of the towns do come to the Planning Department for the Planning Department's review, but I don't know that there's a standard against which they're judged, certainly not with respect to their affordable housing component. I'm just not •• I feel not expert enough on town •• on the County's planning responsibilities to be able to address that. I think it's worth considering. I think ••

**CHAIRMAN SCHNEIDERMAN:**

I think Portland, Oregon is an area where they have something like this in place.

**DIRECTOR ZUCKER:**

Do you know of anything like that that's happened in New York State ••

**CHAIRMAN SCHNEIDERMAN:**

Not in New York State.

**DIRECTOR ZUCKER:**

•• because most of those rules come from what's written in the State constitution.

**CHAIRMAN SCHNEIDERMAN:**

Right. I don't know if it could even be done in Southampton and maybe it would only be advisory that we could •• one thing the County Planning Department could do is look at the various codes, see which towns provide for multifamily zoning, see which towns provide for accessory apartments, what those conditions are, whether there's land zoned at quarter acre or is it all zoned at two or three acre.

**DIRECTOR ZUCKER:**

I mean, one thing, you know ••

**CHAIRMAN SCHNEIDERMAN:**

Things like those set asides, the 10%, or Southold has 25%. If we could set up a big chart and we can see in which towns the private sector could actually build affordable housing and which towns the burden falls entirely on the municipality to do housing, you know, by changing the zoning because the towns can change zoning for themselves, but not necessarily for the private sector. So we could look at all the zoning codes. I'm sorry, Elie.

We could look at the various zoning codes and see which towns have incentives for workforce housing and which towns have obstacles, and I don't know, maybe provide some resources and planning tools and sit down with some of the planning officials and discuss how when one town doesn't address its housing needs that it forces its workforce to live in the next town over and more traffic on the roads or ••

**DIRECTOR ZUCKER:**

I mean, why doesn't this get fought out among the Supervisors at the Supervisor Association? I mean, that's really where the rubber ought to be, right, because Brookhaven has taken care of, you know, Southampton's workforce housing issues because people can't afford to ••

**CHAIRMAN SCHNEIDERMAN:**

Well, the County could be kind of a friend to the towns with planning. The towns may not have resources to see all the regional impacts of the housing problem. They may not know what their fair share is and it may be really hard to determine what somebody's fair share is and maybe there is a sense that, you know, somebody •• another town ought to handle the housing problem.

**DIRECTOR ZUCKER:**

Is that •• I mean, do you see that as an outcome from your housing study? Presumably your •  
• the study that's going to come forth is going to create some analysis of where there's •• where the resources are lacking at the town levels.

**CHAIRMAN SCHNEIDERMAN:**

It won't ••

**DIRECTOR ZUCKER:**

And that, I think, then becomes the basis for conversation about how we're going to address this. We're really all in it together. We share the same Island. We need to find ••

**CHAIRMAN SCHNEIDERMAN:**

The housing study won't explain why in terms of it's not going to do code analysis like I'm mentioning now. It will provide the data to see, you know, how many jobs are being recreated in a particular area and what those jobs pay and what the housing costs are to get a sense of, you know, how far away people will have to live if there is a place.

**LEG. VILORIA • FISHER:**

Isn't that where she was heading with that?

**CHAIRMAN SCHNEIDERMAN:**

Yeah, you can take that there to the towns. You can sit down and ••

**LEG. VILORIA • FISHER:**

Showing where the need is and where the fair share is.

**CHAIRMAN SCHNEIDERMAN:**

Right.

**LEG. VILORIA • FISHER:**

If you are employing X number of people who are in need of affordable housing, then shouldn't the onus be upon that town to provide some affordable housing for their workforce? I thought that was where you were going.

**DIRECTOR ZUCKER:**

Yes. Yes, I mean ••

**LEG. VILORIA • FISHER:**

And I think your study is doing that.

**DIRECTOR ZUCKER:**

I know you are asking an additional question. I don't know whether you want to make that request officially through the Workforce Housing Commission or by reaching out to Tom Isles. I mean, if you want to get adversarial with the town you can consider somehow creating a report card where each of the towns are somehow ••

**CHAIRMAN SCHNEIDERMAN:**

Yeah, I don't really want to get adversarial, but there's a lot of good planning tools that will help municipalities address this issue. And we certainly •• we could put together a booklet or something on, you know, codes that work for housing and whether they ••

**DIRECTOR ZUCKER:**

I would fear it would fall on deaf ears.

**CHAIRMAN SCHNEIDERMAN:**

It might.

**DIRECTOR ZUCKER:**

There are so many communities who have just gone through their comprehensive plan. Riverhead just adopted theirs, East Hampton, finally, I think, has adopted theirs.

**CHAIRMAN SCHNEIDERMAN:**

Right, but we haven't analyzed it for whether it will lead to the creation of housing.

**LEG. VILORIA • FISHER:**

I think we should get to the agenda.

**CHAIRMAN SCHNEIDERMAN:**

Okay. We're going to have to move along. I just want to say one last thing. Accessory apartments, somebody had mentioned it at the horseshoe, really is one way to create affordable rentals without building any new housing units. And, you know, it's just something that hopefully that towns that are having this issue will look at because there's always that NIMBYism when you provide affordable housing but accessory apartments, it's already there. I mean the housing. You don't have to build another housing structure to do it.

**LEG. MYSTAL:**

The town doesn't want it, the neighborhood doesn't want it.

**LEG. VILORIA • FISHER:**

Can I just say something very quick about that concept is that intergenerational housing model. If you have ever spoken with Paul Arfin about it, which relieves seniors from the additional tax burden because very often you have seniors who can't stay in their homes because they are on a fixed income but their taxes are not fixed. And so they do rent out a room in order to pay the taxes.

Now, if you are going to hit them with a tax on that, even if it is a shadow, it's providing affordable housing, it's providing accessory housing, and so I think if you look at the intergenerational model, and I think other municipalities have done that for intergenerational

housing, an older person having a room for a younger person coming in and you can forgive the additional, you know, tax •• or they make little enough income that it wouldn't impact their income tax. There are some solutions but we have to be creative about them.

**CHAIRMAN SCHNEIDERMAN:**

All right. Shall we go to the agenda? Okay, last thing, Elie. Elie who wanted a short meeting.

**LEG. MYSTAL:**

No, go to the agenda.

**CHAIRMAN SCHNEIDERMAN:**

No, that's okay.

**DIRECTOR ZUCKER:**

I just wish we had more answers.

**LEG. MYSTAL:**

Move to North Carolina, that's the answer.

**DIRECTOR ZUCKER:**

I'm not prepared to do that.

**CHAIRMAN SCHNEIDERMAN:**

That's what people are doing.

**LEG. CARACCILO:**

Marion, this is not a problem unique to just Long Island. It's all over, it's all over the metropolitan area, all of New Jersey. I was reading an article last week. You know, just reading this article you could have substituted Nassau, Suffolk, Bergen, Mammoth Counties, Fairfield, Westchester.

**DIRECTOR ZUCKER:**

I know, but I do think that from what I've read that other municipalities have been more aggressive at addressing the issue.

**LEG. CARACCILO:**

Well, are there models that we ••

**DIRECTOR ZUCKER:**

Nantucket, Martha's Vineyard, especially if you think about the east end. There are other municipalities, especially resort area communities that have taken this issue on head on and created •• created restrictive zoning ordinances that require the provision of workforce housing.

**LEG. CARACCILO:**

Are the demographics the same?

**DIRECTOR ZUCKER:**

They are very similar. Vail, Aspen.

**LEG. VILORIA • FISHER:**

But what's different, Marion, is their governance.

**LEG. CARACCILO:**

Right.

**CHAIRMAN SCHNEIDERMAN:**

Yeah.

**LEG. VILORIA • FISHER:**

That's the difference. When Montgomery County was able to do what they have done with the school, what they have done with affordable housing, it is because the county controls the school district and the county controls the zoning.

**LEG. MYSTAL:**

There is one school district in Montgomery County.

**LEG. VILORIA • FISHER:**

Right.

**CHAIRMAN SCHNEIDERMAN:**

Right.

**LEG. MYSTAL:**

One school district in an area as large •• I'm off record, as large as Suffolk County.

**CHAIRMAN SCHNEIDERMAN:**

You're right.

**LEG. MYSTAL:**

I think there is a population •• one school district. Here we have seventy ••

**LEG. VILORIA • FISHER:**

No, we have 123.

**DIRECTOR ZUCKER:**

Well, with our combined brain power we ought to be able to figure ••

**CHAIRMAN SCHNEIDERMAN:**

You're right, that makes it harder.

**LEG. MYSTAL:**

Especially when they are able to build apartments in town hall. You can't ••

**CHAIRMAN SCHNEIDERMAN:**

It makes it hard •• that's why people don't want affordable housing, they think it is going to increase the school taxes.

**LEG. VILORIA • FISHER:**

She's giving up.

**LEG. MYSTAL:**

We're off the record.

**CHAIRMAN SCHNEIDERMAN:**

Okay, I'm sorry. My fault. There is no off the record here. All right. Let's move the agenda.

**LEG. VILORIA • FISHER:**

Motion to table.

**CHAIRMAN SCHNEIDERMAN:**

I haven't even said what resolution.

**LEG. VILORIA • FISHER:**

Sorry.

**CHAIRMAN SCHNEIDERMAN:**

1289, this is the Bishop bill. ***(1289•05 To establish a Police to Promote Workforce Housing in Suffolk County)***. There's a motion to table by Legislator Vilorina•Fisher, second by Legislator Mystal. All in favor? All right, tabled. Any opposed tabled? Okay. ***1289 is tabled (VOTE: 4/0/0/0)***.

***1384, authorizing the sale of County owned real property pursuant to 72•H in Brookhaven.***

**LEG. MYSTAL:**

Motion to approve.

**LEG. VILORIA • FISHER:**

Second.

**CHAIRMAN SCHNEIDERMAN:**

There is a motion to approve. Do we need to know anything about this, Marion?

**DIRECTOR ZUCKER:**

These are scattered parcels going to Habitat for Humanity.

**LEG. CARACCILO:**

And how many total?

**LEG. VILORIA • FISHER:**

There's a list of 12.

**DIRECTOR ZUCKER:**

Thank you.

**CHAIRMAN SCHNEIDERMAN:**

Okay. Are people living in these currently?

**DIRECTOR ZUCKER:**

No.

**CHAIRMAN SCHNEIDERMAN:**

. Okay. All right. So there's a motion by ••

**DIRECTOR ZUCKER:**

They're vacant property.

**CHAIRMAN SCHNEIDERMAN:**

Who made the motion?

**LEG. CARACCILO:**

I will make the motion.

**CHAIRMAN SCHNEIDERMAN:**

Elie made the motion. Seconded by Legislator Caracciolo •• all right. Motion by Caracciolo, Legislator Caracciolo, second by Legislator Mystal. All in favor? Any opposed? Approved

**(VOTE: 4/0/0/0).**

**LEG. VILORIA • FISHER:**

The next one is Brookhaven. I will make a motion.

**CHAIRMAN SCHNEIDERMAN:**

Well, I'm going to make a motion to table. This is 1611 ***(1611•05 Authorize sale of County owned Real Property pursuant to Section 72•H of General Municipal Law to Town of Brookhaven for affordable housing purposes (SCTM: 0200•643.00•05.00 •033.00).***

**LEG. VILORIA•FISHER:**

Oh, really?

**CHAIRMAN SCHNEIDERMAN:**

Only because apparently the Legislator from the district had issues with this. I'm not sure what they are.

**LEG. CARACCIOLO:**

What other district?

**CHAIRMAN SCHNEIDERMAN:**

It's in O'Leary's, Pete O'Leary's district.

**LEG. MYSTAL:**

You don't know what the problem is?

**CHAIRMAN SCHNEIDERMAN:**

I don't know what the issues are.

**LEG. VILORIA•FISHER:**

It is by Southampton Park.

**CHAIRMAN SCHNEIDERMAN:**

Marion, is there a rush on ••

**DIRECTOR ZUCKER:**

It's two parcels, right?

**LEG. VILORIA • FISHER:**

Yes, two parcels.

**DIRECTOR ZUCKER:**

I'm really sorry to hear that. I hadn't realized that there was an issue. I'm actually fairly excited about this resolution.

**CHAIRMAN SCHNEIDERMAN:**

Tell us about it.

**DIRECTOR ZUCKER:**

These are two homes that are being transferred to the Town of Brookhaven and Brookhaven is going to transfer them to CDC of Long Island. They're going to use these homes, they are going to renovate the homes and use them for their Section 8 Homeownership Program. And it's really, for me, a very exciting initiative. It's hard to come by properties for the Section 8 Homeownership Program and that moves people from rental into home ownership housing.

**CHAIRMAN SCHNEIDERMAN:**

Let's do it without recommendation. Elie is going to make a motion to •• well, I already •• I will withdraw my tabling motion. There is a motion to discharge without recommendation by Mystal.

**LEG. VILORIA • FISHER:**

I will second it.

**CHAIRMAN SCHNEIDERMAN:**

Second by Fisher. All in favor? Any Opposed? Okay, ***it's discharged without recommendation (VOTE: 4/0/0/0).***

Okay. There's one tabled Sense Resolution, Sense 83. Memorializing resolution requesting ••

**LEG. VILORIA • FISHER:**

Oh, not this tour street again.

**LEG. MYSTAL:**

Table.

**CHAIRMAN SCHNEIDERMAN:**

There is a motion to table by Mystal. Second by myself. All in favor? Any opposed? ***Tabled***  
***(VOTE: 4/0/0/0)***. All right.

**DIRECTOR ZUCKER:**

Thank you all for the opportunity to discuss this with you.

**CHAIRMAN SCHNEIDERMAN:**

We are adjourned.

***(The meeting was adjourned at 2:50 p.m.)***

***Legislator Jay Schneiderman, Chairman***

***Ad Hoc on Workforce Housing***